

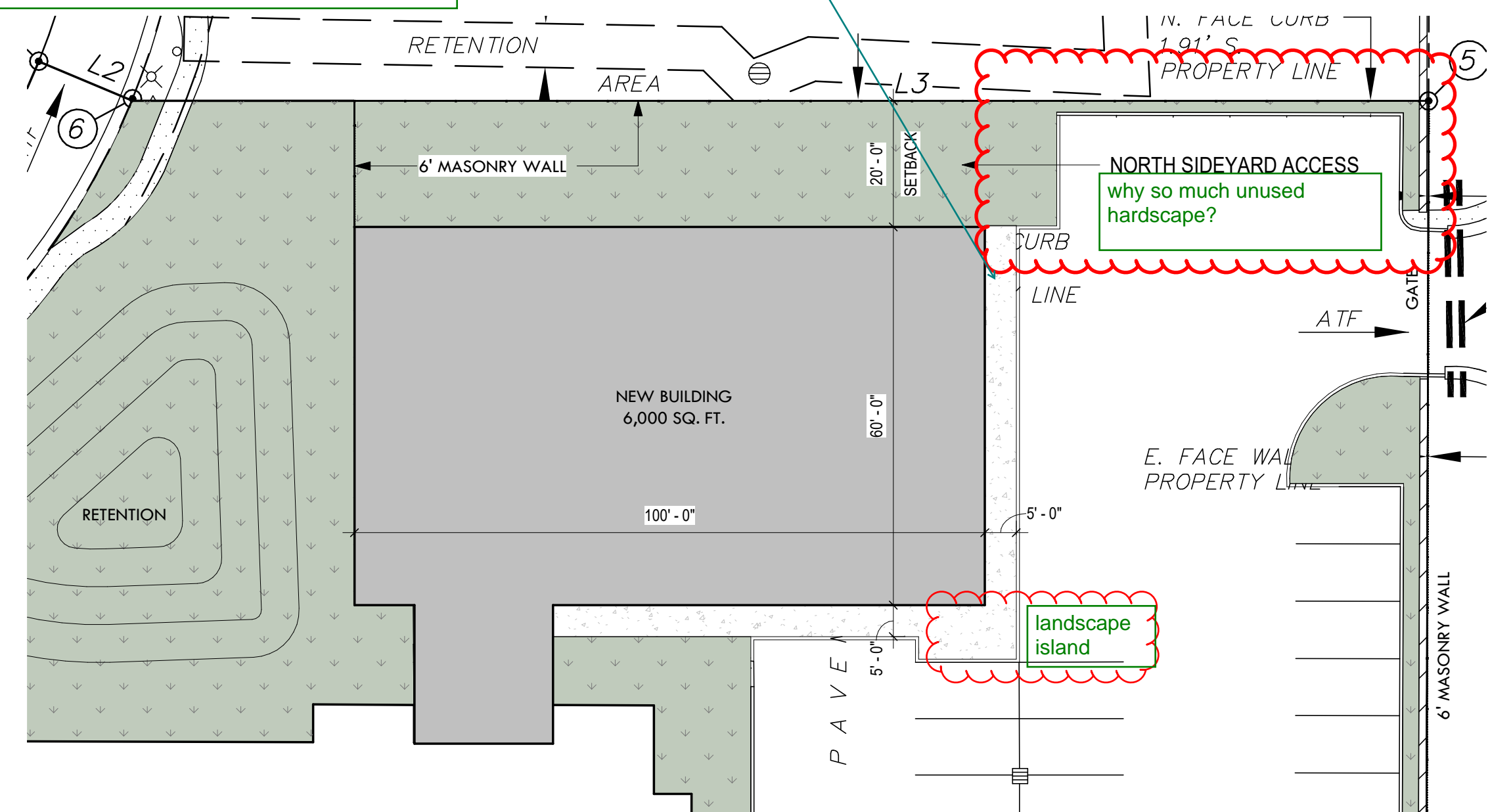
1 SITE PLAN
scale 1" = 30'-0"

landscape if
not part of
24' drive
width

any new walls >3' impact
OS qualification (FYI).
Dont forget Ord Sec
5.1804.B.2 for heights
above 12'

need base planting around
building, not just sidewalk.
Walkway just terminates
(min 6' sidewalk)

- meeting general OS reqs?
- new parking reqs screen walls
- major DRB



2 ENLARGED FOOTPRINT
scale 1" = 20'-0"

PROJECT INFORMATION

APN	131-09-002K
PROJECT ADDRESS	1395 N HAYDEN RD, SCOTTSDALE, AZ 85257
ZONING	I-1
ADJACENT ZONING	I-1
SITE AREA	121,532 SF
PROPOSED BUILDING AREA	6000 ~ SF

PROJECT NARRATIVE

6000 SF addition to an existing building. Minimal site reconstruction required. Some parking count manipulation, but the parking calc requirement is still met. Addition of multiple 6 foot security gates. Possible reconstruction of northern water retention.

I-1 ZONING OPEN SPACE REQUIREMENTS

NET LOT AREA	128,066 SF
CURRENT BUILDING HEIGHT	34'
MAX ALLOWABLE HEIGHT	52'
OPEN SPACE REQUIRED:	SEC 5.1804.B NET LOT AREA X 0.1 128,066 X 0.1 = 12,807SF
OPEN SPACE PROVIDED	29,795SF

REQUIRED PARKING

REQUIRED PARKING	111 PARKING SPACES
PROVIDED PARKING	149 PARKING SPACES

CALCULATION

12K MANUFACTURING	1/500	12,000 / 500 =	24 SPACES
26K OFFICE	1/300	26,000 / 300 =	87 SPACES
		TOTAL	= 111 SPACES

1395 NORTH HAYDEN ROAD

1395 N Hayden Rd, Scottsdale, AZ 85257

Registration:

Project No:	1395
Date:	07/01/2021
Drawn By:	JammonStudios
Reviewed By:	JA
No:	Revision
Date:	

Sheet Title:
SITE PLAN

Sheet No:

A-001